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Brough View, Off Station Road, Ballaugh, IM7 5AL
Asking Price £410,000

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An attractive, modern country cottage set in landscaped gardens and woodland, in a quiet and peaceful rural location. **The property is subject to an agricultural occupancy condition and prospective buyers must satisfy themselves as to their suitability to qualify.** There are 3 bedrooms, lounge, kitchen/diner, WC and family bathroom. Oil central heating. Private drainage.



LOCATION

From Ramsey travel West on the A3 towards Ballaugh Village. Before the bridge turn right onto Station Road and continue for 600 yards. Opposite Ballaugh Church turn left onto the road for Brough Jairst Farm. The property can be located a short distance on the right hand side.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

16' 1" x 10' 8" (4.9m x 3.26m)

KITCHEN

16' 1" x 10' 8" (4.9m x 3.26m)

REAR PORCH

CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

16' 1" x 10' 8" (4.9m x 3.26m)

BEDROOM

8' 2" x 10' 8" (2.5m x 3.26m)

BEDROOM

10' 8" x 7' 10" (3.26m x 2.4m)

BATHROOM

ATTACHED GARAGE

9' 3" x 17' 7" (2.82m x 5.35m)

OUTSIDE

Gravelled driveway with parking for several vehicles. Garden is mostly laid to lawn with trees. Oil tank.

SERVICES

Mains water and electricity. Septic tank. Oil central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy,

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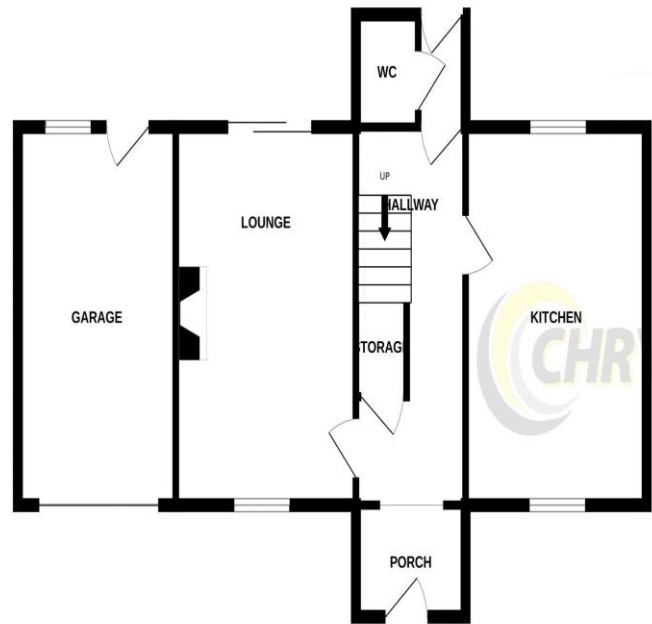
NB

"The occupation of the proposed dwelling(s) must be limited to persons whose employment or latest employment is or was employed in agricultural in the Island and including also the dependants of such persons as aforesaid."

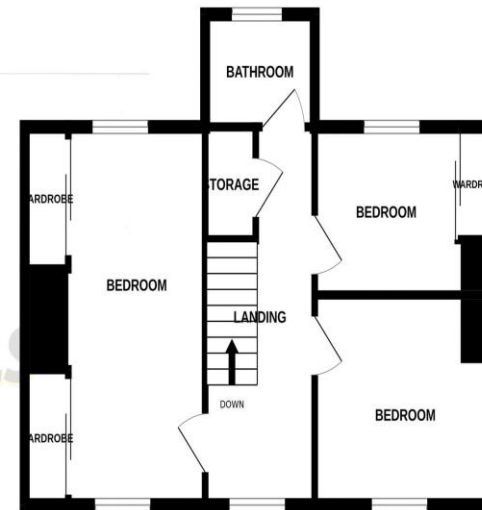




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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